

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, February 17, 2006 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

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NEW CASES

- V-05-352** Application of **Margaret and Robert O' Neill** for a variance from the zoning regulations to reduce the west side yard setback from the required 10 feet to 6 feet to allow for a one story addition to an existing single-family house. The property is located at **442 ALLISON DRIVE N.E.**, fronts 80 feet on the north side of Allison Drive and begins 1,409 feet east of the northeastern corner of Allison Drive and Old Ivy Road. Zoned R-3 (Single-Family Residential) District. Land Lot 63 of the 17th District, Fulton County Georgia.
Owner: Margaret & Robert O'Neill
Council District 7, NPU-B
- V-05-357** Application of **Charity Garcia** for a variance from the zoning regulations to reduce the transitional side yard from the required 20 feet to 12 feet, for construction of a multifamily residential building with ground-floor retail use. Property is located at **1270 MEMORIAL DRIVE S.E.**, fronts 267 feet on the north side of Memorial Drive, and begins on the northeastern corner of Memorial Drive and Vannoy Street. Zoned I-1 (Light Industrial) District. Land Lot 208 of the 15th District, DeKalb County, Georgia.
Owner: Charity Garcia
Council District 5, NPU-O
- V-05-358** Application of **Charity Garcia** for a variance from the zoning regulations to reduce the transitional side yard from the required 20 feet to 12 feet, for construction of a multifamily residential building with ground-floor retail use. Property is located at **1296, 1304, & 1308 MEMORIAL DRIVE S.E.**, fronts 210 feet on the north side of Memorial Drive, and begins on the northeastern corner of Memorial Drive and Vannoy Street. Zoned I-1 (Light Industrial) District. Land Lot 208 of the 15th District, DeKalb County, Georgia.
Owner: Charity Garcia
Council District 5, NPU-O
- V-05-373** Application of **Clyde Willis Bass** for a variance from the zoning regulations for construction of a parking pad in the front yard setback. Property is located at **76 LAUREL FORREST CIRCLE N.E.**, fronts 78 feet on the east side of Laurel Forrest Drive and begins on the southeastern corner of Forrest Drive and Laurel Forrest Drive. Zoned R-3 (Single-Family Residential) District. Land Lot 96 of the 17th District, Fulton County, Georgia.
Owner: Clyde Willis Bass
Council District 8, NPU-B

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- V-05-375** Application of **Michael Brown** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 12 feet, for construction of a new, single-family house. The property is located at **54 HATCHER AVENUE S.W.**, fronts 85 feet on the south side of Hatcher Avenue and begins 41 feet west of the southwestern corner of Hatcher Avenue and Crew Street. Zoned R-5 (Two-Family Residential) District. Land Lot 74 of the 14th District, Fulton County, Georgia.
Owner: Michael Brown
Council District 1, NPU-V
- V-05-376** Application of **Michael Brown** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 3 feet, and 2) reduce the south side yard setback from the required 7 feet to 3 feet, for construction of a new, single-family house. The property is located at **1684 EVANS DRIVE S.W.**, fronts 40 feet on the east side of Evans Drive and begins 355 feet south of the southeastern corner of Katherwood Drive and Evans Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 121 of the 14th District, Fulton County, Georgia.
Owner: Michael Brown
Council District 12, NPU-X
- V-05-380** Application of **Richard E. Weinstein** for a variance from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 24.5 feet and 2) to reduce the east side yard setback from the required 7 feet to 2.8 feet to allow for the construction of a second story addition to an existing single-family house. The property is located **145 WESTMINSTER DRIVE N.E.**, fronts 50 feet on the south side of Westminster Drive and begins 162 feet east of the northeastern corner of Westminster Drive and The Prado. Zoned R-4 (Single-Family Residential) District. Land Lot 55 of the 17th District, Fulton County, Georgia.
Owner: Richard E. Weinstein
Council District 6, NPU-E
- V-05-384** Application of **Sara Van Beck and Ron Fisher** for a variance from the zoning regulations to reduce the southwest side yard setback from the required 7 feet to 5 feet, for a room addition to the rear of a single-family house. The property is located at **830 VEDADO WAY N.E.**, fronts 65 feet on the west side of Vedado Way, and begins on the northwestern corner of Vedado Way and Greenwood Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 48 of the 14th District, Fulton County, Georgia.
Owner: Sara L. Van Beck
Council District 6, NPU-E

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- V-05-385** Application of **Juan Rose** for variances from the zoning regulations to 1) reduce the side yard setback from the required 7 feet to 1 foot, and 2) reduce the rear yard setback from the required 7 feet to 4 feet, for an existing deck. The property is located at **180 STOVALL STREET S.E.**, fronts 50 feet on the east side of Stovall Street and begins 71 feet south of the southeastern corner of Stovall Street and Howell Drive. Zoned R-5 (Two-Family Residential) District. Land Lot 13 of the 14th District, Fulton County, Georgia.
Owner: Juan Rose
Council District 5, NPU-N
- V-05-386** Application of **Christy & Greg Smith** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 7 feet to 3 feet and 2) reduce the rear yard setback from the required 15 feet to 3 feet, for a new detached garage on a single-family lot. The property is located at **1045 HUDSON DRIVE N.E.**, fronts 60 feet on the south side of Hudson Drive and begins 217 feet east of the southeastern corner of Hudson Drive and North Highland Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 1 of the 17th District, Fulton County, Georgia.
Owner: Christy & Greg Smith
Council District 6, NPU-E
- V-05-387** Application of **Jerrold and Deborah Miller** for a variance from the zoning regulations to reduce the rear yard setback from the required 15 feet to 7 feet, for construction of a detached carport. The property is located at **1721 NOBLE DRIVE N.E.**, fronts 65 feet on the south side of Noble Drive and begins 380 feet northeast of the eastern corner of Noble Drive and Meadowdale Avenue. Zoned R-4 (Single-Family Residential) District. Land 56 of the 18th District, Fulton County, Georgia.
Owner: Jerrold & Deborah Miller
Council District 6, NPU-F
- V-05-388** Application of **Charles P. Warren** for variances from the zoning regulations to 1) increase the height of an accessory structure (i.e., a garage) from the allowed maximum of 20 feet to 21 feet, and 2) increase the total floor area of the accessory structure from the allowed maximum of 30% of that of the house to 39%. The property is located at **14 CHATHAM ROAD N.W.**, fronts 125 feet on the west side of Chatham Road and begins 700 feet north of the northwestern corner of Chatham Road and Andrews Drive. Zoned R-2A (Single-Family Residential) District. Land Lot 114 of the 17th District, Fulton County Georgia.
Owner: Nancy H. Warren
Council District 8, NPU-B

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- V-05-389** Application of **Ralph Dunlap** for a variance from the zoning regulations to reduce the north side yard setback from the required 7 feet to .77 feet, for a room addition to a single-family house. The property is located at **695 VERNON AVENUE S.E.**, fronts 35 feet on the west side of Vernon Avenue and begins 90 feet north of the northwestern corner of Vera Street and Vernon Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 11 of the 14th District, Fulton County, Georgia.
Owner: Ralph Dunlap
Council District 1, NPU-W
- V-05-390** Application of **Perry Jackson** for special exceptions from the zoning regulations to 1) allow an active recreation use (i.e., a swimming pool) next to a street (without intervening structures), and 2) allow a 6-foot high wall (i.e., "privacy fence") in the required half-depth front yard setback, where up to a 4-foot high fence would otherwise be allowed. The property is located at **1666 HOSEA L. WILLIAMS DRIVE N.E.**, fronts 58 feet on the north side of Hosea L. Williams Drive, and begins on the northeastern corner of Hosea L. Williams Drive and Wyman Street. Zoned R-4A (Single-Family Residential) District. Land Lot 207 of the 15th District, Dekalb County, Georgia.
Owner: Perry Jackson
Council District 5, NPU-O
- V-05-391** Application of **Adam Wheeler** for variances from the zoning regulations to 1) reduce the south side yard setback from the required 7 feet to 4.7 feet, and 2) exceed the maximum allowed lot coverage of 50%, for a room addition to a single-family house. The property is located at **426 CLIFTON ROAD N.E.**, fronts 50 feet on the west side of Clifton Road and begins 300 feet north of the northwestern corner of Clifton Road and McClendon Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 239 of the 15th District, Dekalb County, Georgia.
Owner: Adam P. Wheeler
Council District 5, NPU-N
- V-05-392** Application of **Daniel Hanlon** for a variance from the zoning regulations to reduce the front yard setback from the required 50 feet to 33 feet, for a front porch and second story room addition to a single-family house. The property is located at **855 KIPLING DRIVE N.W.**, fronts 100 feet on the north side of Kipling Drive and begins on the northeastern corner of Kipling Drive and Radcliffe Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 154 of the 17th District, Fulton County, Georgia.
Owner: Robbie Thompson
Council District 8, NPU-C

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- V-05-393** Application of **Mark Fosner** for a variance from the zoning regulations to reduce the rear yard setback from the required 15 feet to 5 feet, for a new detached carport. The property is located at **800 ANTONE STREET N.W.**, fronts 40 feet on the south side of Antone Street and begins on the southwestern corner of Antone Street and Bowen Place. Zoned R-4/ SPI-14 (Single-Family Residential/ Special Public Interest, Berkley Park) Districts. Land Lot 152 of the 17th District, Fulton County, Georgia.
Owner: Aleta Hunter
Council District 8, NPU-D
- V-05-395** Application of **Michael Brown** for variances from the zoning regulations to 1) reduce the front yard setback from the required 20 feet to 10 feet, 2) reduce the north side yard setback from the required 5 feet to 3 feet, and 3) reduce the south side yard setback from the required 5 feet to 3 feet, for construction of a new, single-family house. The property is located at **772 REED STREET S.E.**, fronts 29 feet on the east side of Reed Street and begins 100 feet north of the northeastern corner of Little Street and Reed Street. Zoned R-4B (Single-Family Residential) District. Land Lot 54 of the 14th District, Fulton County, Georgia.
Owner: Michael Brown
Council District 1, NPU-V
- V-05-396** Application of **Michael Brown** for variances from the zoning regulations to 1) reduce the front yard setback from the required 20 feet to 10 feet, 2) reduce the north side yard setback from the required 5 feet to 3 feet, and 3) reduce the south side yard setback from the required 5 feet to 3 feet, for construction of a new, single-family house. The property is located at **770 REED STREET S.E.**, fronts 29 feet on the east side of Reed Street and begins 129 feet north of the northeastern corner of Little Street and Reed Street. Zoned R-4B (Single-Family Residential) District. Land Lot 54 of the 14th District, Fulton County, Georgia.
Owner: Michael Brown
Council District 1, NPU-V
- V-05-397** Application of **Amy Holcombe** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 5 feet for construction of a carport, and 2) reduce the south side yard setback from the required 7 feet to 6 feet for a room addition to a single-family house. The property is located at **3157 PEACHTREE DRIVE N.E.**, fronts 65 feet on the east side of Peachtree Drive and begins 225 feet north of the eastern corner of Peachtree Drive and Dale Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 46 of the 17th District, Fulton County, Georgia.
Owner: Amy Holcombe
Council District 7, NPU-B

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- V-05-398** Application of **David Fowler** for a variance from the zoning regulations to reduce the south side yard setback from the required 10 feet to 7 feet, for first and second story room additions to a single-family house. The property is located at **1710 DONCASTER DRIVE N.E.**, fronts 100 feet on the west side of Doncaster Street and begins 442 feet south of the southwestern corner of Doncaster Street and Barnesdale Way. Zoned R-3 (Single-Family Residential) District. Land Lot 104 of the 17th District, Fulton County Georgia.
Owner: Andrew Thompson
Council District 6, NPU-E
- V-05-399** Application of **Lee Mayweather** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 4 feet, and 2) reduce the half-depth front yard setback from the required 15 feet to 10 feet, for construction of a single-family house. The property is located at **423 ELM STREET N.W.**, fronts 77 feet on the east side of Elm Street and begins on the northeastern corner of John's Street and Elm Street. Zoned R-4A (Single-Family Residential) District. Land Lot 111 of the 14th District, Fulton County, Georgia.
Owner: Grace L. Taylor
Council District 3, NPU-L
- V-05-400** Application of **Brian Bird** for variances from the zoning regulations to 1) reduce the northwest side yard setback from the required 10 feet to 4.06 feet and 2) reduce the southwest side yard setback from the required 10 feet to 6.1 feet, for a room addition to a single-family house. The property is located at **959 NORTHCLIFFE DRIVE N.W.**, fronts 75 feet on the north side of Northcliffe Drive and begins 858 feet west of the western corner of Howell Mill Road and Northcliffe Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17th District, Fulton County, Georgia.
Owner: Brian & Jean Bird
Council District 8, NPU-C
- V-05-401** Application of **Mike Kashani** for a special exception from the zoning regulations to reduce on-site parking from the required 65 spaces to 24 spaces, for construction of a new retail establishment. The property is located at **2858, 2860, 2862 PIEDMONT ROAD N.E.**, fronts 180 feet on the west side of Piedmont Road and begins 415 feet south of the southwestern corner of North Hills Drive and Piedmont Road. Zoned C-1-C (Community Business Conditional) District. Land Lot 60 of the 17th District, Fulton County, Georgia.
Owner: Mike Kashani
Council District 7, NPU-B

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- V-05-402** Application of **David Russell** for a variance from the zoning regulations to allow parking and paving in the front yard setback of a property that is used for a senior citizens' residence. The property is located at **1830 CAMPBELLTON ROAD S.W.**, fronts 466 feet on the south side of Campbellton Road and begins 174 feet west of the southwestern corner of Campbellton Road and Hadlock Street. Zoned R-4 (Single-Family Residential) District. Land Lot 153 & 168 of the 14th District, Fulton County, Georgia.
Owner: Eric Enterprises, LLC
Council District 11, NPU-R
- V-05-403** Application of **Jason Brewster** for variances from the zoning regulations to 1) reduce the rear yard setbacks from the required from 15 feet to 7.5 feet (measured from the centerline of the alley) and 2) reduce the east and west side yard setbacks from the required 7 feet to 0 feet, for construction of a detached, common use garage. The property is located at **977 and 983 HIGHLAND VIEW, N.E.** fronts 100 feet on the south side of Highland View and begins 605 feet west of the southwestern corner of Highland View and North Highland Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 16 of the 14th District, Fulton County, Georgia.
Owner: Jason Brewster
Council District 6, NPU-F

DEFERRED CASES

- V-05-315** Application of **Grace Land Development** for a special exception from the zoning regulations to allow a 6-foot high wall (a.k.a., a "privacy fence") in the half-depth front yard setback where where up to a 4-foot high fence is otherwise allowed. The property is located at **2681 ARDEN ROAD N.W.**, fronts 160 feet on the east side of Arden Road and begins on the southeastern corner of Arden Road and West Wesley Road. Zoned R-3 (Single-Family Residential) District. Land Lot 155 of the 17th District, Fulton County, Georgia.
Owner: Grace Land Development
Council District 8, NPU-C
- V-05-324** Application of **Laura Shepard** for a variance from the zoning regulations to reduce the north side yard setback from the required 7 feet to 2 feet for a new, detached garage. The property is located at **1764 FLAGLER AVENUE N.E.**, fronts 60 feet on the west side of Flagler Avenue and begins 540 feet north of the northwest corner of Flagler Avenue and Montgomery Ferry Road. Zoned R-4 (Single-Family Residential) District. Land Lot 56 of the 17th District, Fulton County, Georgia.
Owner: Laura Shepard
Council District 6, NPU-F